



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Agenda Item Cover Page

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**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY BOARD  
MEETING MINUTES**

**Tuesday, July 17, 2018  
CITY COMMISSION CHAMBERS  
5:30 P.M.**

**PRESENT**

Mayor	Lamar Fisher
Vice-Mayor	Charlotte Burrie
Commissioner	Rex Hardin
Commissioner	Barry Moss
Commissioner	Beverly Perkins
Commissioner	Michael Sobel

**ALSO PRESENT**

CRA Co-Executive Director	Kim Briesemeister
CRA Co-Executive Director	Chris Brown
CRA Attorney	Claudia McKenna
City Manager	Greg Harrison
CRA Director	Nguyen Tran
CIP Manager	Horacio Danovich
Project Manager	Adrian Esteban
Program Director	Dahlia Baker
Assistant City Manager	Brian Donovan
Assistant City Manager	Suzette Sibble
Finance Director	Andrew Jean-Pierre
CRA Clerk/Manager	Kimberly Vazquez
Deputy City Clerk	Kervin Alfred

**CALL TO ORDER**

**Mayor Fisher** called the meeting of the Community Redevelopment Agency Board to order at 5:30 P.M.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

CRA Board Meeting of May 15, 2018.

**MOTION made by Commissioner Hardin to approve the minutes of the May 15, 2018 CRA Board Meeting. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

### **APPROVAL OF THE AGENDA**

**Mayor Fisher** announced no changes to the Consent Agenda. Item 10 was pulled from the regular agenda.

**MOTION made by Commissioner Hardin to approve the Agenda. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

### **AUDIENCE TO BE HEARD**

**Hazel Armbrister**, President of Rock Road Historical Group, 353 MLK Blvd., reported on the progress of the sign. She gave the history of the process of getting the sign and the visibility of the sign. It is attractive but unable to be read by drivers or passersby. Maybe the tree needs trimming and the sign needs to be lowered.

**Sharon Stephenson**, Blooming Bean, 41 NE First Street, was frustrated about the drugs and the homeless people that loiter around the BaCA facility. There were two incidents today, one involving a man with a knife and a woman that overdosed in front of Odd Breed. She stated she fears for her safety when she opens in the morning. She asked what the candidates for Mayor have planned for this issue. **Mayor Fisher** asked Captain Atkins to log the calls, types and response times and report back to the Mayor/Board. **Commissioner Hardin** echoed these concerns. **Commissioner Perkins** reported on an incident with a homeless person at the Dunkin Donuts on Atlantic Boulevard.

**David Miller**, Cultural Arts Ambassador for District 5, asked for a shed to be installed at the Community Garden. The shed is needed for storage of tools and other needs of the Community Garden. **Mayor Fisher** asked staff to address this issue. **Mr. Tran** reported the CRA is in the process of obtaining the necessary permits to install the shed and has been in contact with the shed provider to set up a date for installation. **Commissioner Perkins** asked **Mr. Tran** to meet with her about the garden's other needs.

### **APPROVAL OF CONSENT AGENDA**

**MOTION made by Commissioner Hardin to approve items 1-4 of the Consent Agenda. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

**CONSENT AGENDA**

**Item #1**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND SYNERGY COMMUNITY DEVELOPMENT CENTER, INC. RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

**Approved by Consent**

**Item #2**

RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND LG FAMILY HOMES, INC. RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

**Approved by Consent**

**Item #3**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HORIZON NEW HOMES DEVELOPMENT, LLC RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

**Approved by Consent**

**Item #4**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO

ARNOLD LEGER FOR PROPERTY LOCATED AT 229 NW 9TH STREET;  
PROVIDING AN EFFECTIVE DATE.

**Approved by Consent**

**REGULAR AGENDA**

**Item #5**

CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM OASIS OF HOPE CDC TO DEVELOP ONE (1) SINGLE-FAMILY RESIDENCE ON ONE (1) CRA-OWNED IN-FILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT.

**Nguyen Tran, CRA Director**, reported on the item to the Board and the recommendation of the NW CRA Advisory Committee. **Mr. Tran** said it was reasonable to postpone two of the lots for 90 days. **Ms. McKenna** reviewed the powers of the Advisory Committee. Oasis of Hope will move forward with the one lot. A development agreement will be forthcoming.

**Vicente Thrower**, Pompano Beach spoke in favor of King Freddie Lodge's opportunity to submit a proposal and postponing a decision on the two western lots requested by Oasis of Hope.

**MOTION made by Commissioner Hardin to move forward with the Consideration. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

**Item #6**

CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM DANIEL SECU CORP. TO DEVELOP A SINGLE-FAMILY RESIDENCE ON ONE (1) CRA-OWNED IN-FILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT.

**Mr. Tran** reviewed the consideration of Lots three, four and five which are already awarded. Lot six is also not available. The NW Advisory Committee favorably wanted the Developer to move forward on Lot 2. A Development Agreement will be forthcoming.

**MOTION made by Commissioner Hardin to move forward with the Consideration. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

**Item #7**

A RECOMMENDATION TO ACCEPT AN UNSOLICITED PROPOSAL FROM AZUR EQUITIES / HADAR HOMES TO CONSTRUCT 15 TOWNHOMES AND 1,800 SQ. FT. OF COMMERCIAL SPACE ON VACANT CRA OWNED PROPERTIES LOCATED ALONG NW 7TH AVENUE AND DR. MARTIN LUTHER KING JR. BLVD., AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

**Nguyen Tran** reported this is the third unsolicited proposal. Lots number 1 and 3 are under contract. He reported the proposed properties will be rentals and the developer would like the lots to be donated. The NW Advisory recommended approval of this as well as staff. The Development agreement will be forthcoming.

**MOTION made by Commissioner Hardin to move forward with the Recommendation. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

#### **Item #8**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR THE USE OF THE COMMERCIAL KITCHEN AT THE E. PAT LARKINS COMMUNITY CENTER, 520 MLK JR. BOULEVARD, POMPANO BEACH, FLORIDA, FOR A CULINARY KITCHEN INCUBATOR PROGRAM; PROVIDING AN EFFECTIVE DATE.

**Nguyen Tran** gave the background on this item.

**MOTION made by Commissioner Hardin to approve the Resolution. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

#### **Item #9**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING SELECTION OF AROUND THE DINNER TABLE LLC AS THE CULINARY KITCHEN INCUBATOR PROGRAM (THE PROGRAM) MANAGER AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE AGREEMENT BETWEEN THE CRA AND AROUND THE TABLE LLC TO PROVIDE MANAGERIAL SERVICES FOR THE PROGRAM; PROVIDING AN EFFECTIVE DATE.

**Nguyen Tran** spoke on how this company was selected by the NWCRA Advisory Committee. He introduced Ms. Gladys Cameron to answer any questions and

staff recommends approval. Much discussion was had between the Board, the Audience, Mr. Tran and Ms. Cameron.

**MOTION made by Commissioner Hardin to approve the Resolution. Seconded by Vice Mayor Burrie. Motion was approved unanimously.**

**Item #10 (TABLED)**

**Item #11**

PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2019-2022) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

**Adriane Esteban** reviewed the Budget for fiscal year 2019. Many questions were asked and answered.

**MOTION made by Commissioner Sobel to have allocate funds for a forensic audit of the last 29 years of the CRA and have this done in the next 90 days. Seconded by Commissioner Perkins. Motion was withdrawn.**

The **Mayor** asked **Ms. Sible** to respond to the cost and the time frame of a forensic audit. **Suzette Sible, Assistant City Manager**, said depending on the scope of the audit, it could cost hundreds of thousands of dollars and possibly take more than one year to complete.

**Motion made by Commissioner Sobel to request a bid from a qualified independent auditor to provide the costs associated with a forensic audit of the 29 years of the NWCRA existence and the time line associated with such an audit. Seconded by Commissioner Perkins. Upon vote motion failed 4-2.**

**Aye – Sobel, Perkins**

**Nay – Hardin, Moss, Burrie and Fisher**

**REPORTS**

**Greg Harrison, Executive Director** asked **Mr. Danovich** to provide status on the canopy covering for the Historic Ali Cultural Art Center's Patio Area. **Horacio Danovich, CIP Manager** gave an update on the canopy covering for the Ali. **Mr. Danovich** explained staff requested a re-design as the prior design was not adequate and not part of what was envisioned for the courtyard area. He showed the Board renderings of what the new proposed cover will look like. He will report in September with more information on costs, etc.

**Greg Harrison** announced that a student from Pompano Beach was awarded a scholarship from Embry Riddle because of the Aviation efforts put forth in Pompano Beach. This Aviation program was listed in the FRA's Best Book for 2017. He also reported interviews will be underway soon for the CRA staff transition.

**Claudia McKenna** – no report.

**Commissioner Rex Hardin** reminded everyone the Board gave their blessing on having a forensic audit as long as the Broward County Commission paid for it. He did not want to see any redevelopment dollars used on the costs of a forensic audit.

**Commissioner Barry Moss** invited everyone to the Town Hall Meeting on Wednesday, July 25, 2018 from 7-9pm at the Herb Skolnick Center to meet the judicial candidates. The Collier City Civic Association Civic Association meeting for the same date has been canceled so residents may attend the Town Hall meeting. He announced that Saturday, August 4, is the Collier City Family Fun Day from 10 a.m. – 2 p.m.

**Commissioner Beverly Perkins** announced Markham School is now a "C" school and reminded everyone they can register to vote at E. Pat Larkins every Tuesday and Thursday

**Commissioner Sobel** thanked **Mr. Harrison** and **Mr. Danovich** for the presentation on the Ali Canopy. He congratulated **Mr. Tran** for being offered the CRA Director position and asked for a copy of his resume. **Commissioner Sobel** said sometimes he feels manipulated about certain information provided on the development projects such as Heritage at Pompano Station and the Koi and would like to see more transparency in the agreements that have been made. **Nguyen Tran** explained both the development projects mentioned are outside of the CRA District therefore they did not require Board review or approval.

**Vice Mayor Burrie** – no report.

**Mayor Fisher** inquired if City Vista will be doing a ribbon cutting. **Nguyen Tran** responded that City Vista would like to plan a ribbon cutting event upon completion of the ground floor space which is currently under construction.

## **ADJOURNMENT**

**Mayor Fisher** adjourned the meeting of the CRA Board at 7:56 P.M.